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PART--I-- Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT
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No.F.2(1)-UDD/DUD/2026/I/1278821/2026 **Dated, 13/03/2026**

NOTIFICATION

Tripura Zonal Negative List of Uses Regulations, 2025

In exercise of the powers conferred under Section 162 read with Sub-section (ii) of Section 66 of the Tripura Urban Planning and Development Act, 2018 (Tripura Act No. 12 of 2018), the Urban Development Department, Government of Tripura hereby issues the "Tripura Zonal Negative List of Uses Regulations, 2025" as follows:

These Regulations shall apply to all Urban Local Bodies and Planning Areas in the State of Tripura and shall come into force from the date of publication of this Notification. All uses and activities shall be permitted until prohibited under the Negative List of Uses issued through this notification, and mixed use of land and buildings shall be permitted across all zones. All Master Plans, Zonal Development Plans, development permissions, and land use changes shall be guided by the prohibited uses specified herein.

Negative List of Uses Regulations

S.No	Zone	Uses/Activities Prohibited
1	**Residential**	1. Use/activity not compatible to the land use 2. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries 3. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards 4. Workshops for buscs 5. Slaughterhouses 6. Hospitals treating contagious diseases 7. Sewage disposal sites 8. Solid waste dumping grounds 9. Zoological garden, botanical garden, bird sanctuary
2	**Commercial**	1. Polluting industrics 2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 3. Hospitals/ research laboratories treating contagious diseases 4. Poultry farms, dairy farms, 5. Sewage's disposal sites, solid waste dumping grounds 6. Quarrying of gravel, sand, clay and stone 7. Zoological gardens, botanical gardens and bird sanctuary 8. Use/activity not compatible to the land use
3	**Industry**	1. Usc/activity not compatible to the land usc 2. Irrigated and sewage farms

S.No	Zone	Uses/Activities Prohibited
4	**Public & Semi-public**	1. Use/activity not compatible to the land use 2. Heavy, extensive and other obnoxious, hazardous Industries 3. Slaughterhouses 4. Junkyard 5. Wholesale mandies 6. Dairy and poultry farms farmhouses
5	**High-Intensity Zone**	1. Heavy, obnoxious, noxious, or hazardous industries 2. Large-scale warehouses for inflammables or perishable goods 3. Slaughterhouses. 4. Solid waste dumping grounds, sewage farms 5. Quarrying of gravel, sand, clay, stone 6. Uses incompatible with high-intensity character (e.g., high-pollution manufacturing) 7. Zoos, large botanical gardens, bird sanctuaries
6	**Recreational**	1. Use/activity not compatible to the land use
7	**Transportation (corridors/nodes)**	1. Use/activity not compatible to the land use
8	**Primary Activity (agri/mining/fisheries)**	1. Use/activity not compatible to the land use 2. Heavy, extensive, obnoxious, noxious and hazardous industries 3. Any activity which is creating nuisance and is obnoxious in nature 4. For notified forest lands, only afforestation is permitted
9	**Protective & Undevelopable (forests, marsh, sandy, waterlogged, ecosensitive, water bodies)**	Any residential, commercial, heavy construction; polluting discharge
10	**Special Use (defense, plantations, historic core, biodiversity park)**	High density housing / commercial redevelopment that compromises special function 1. Use/activity not compatible to the land use 2. Plotted Housing 3. Small industries or small institutions

By Order of the Governor,

Digitally signed by Milind Dharmrao Ramteke
Date: 13-03-2026 19:23:28

(Dr. Milind Ramteke, IAS)
Secretary to the
Government of Tripura